

4 Land Inventory and Quantified Objectives

This chapter is designed to address the requirements of Government Code sections 65583(a)(3) and (c)(1), and 65583.2. It describes the inventory of land in San Bruno that is suitable for residential development, including vacant sites and underutilized sites with the potential for redevelopment, and an analysis of the relationship of the General Plan, zoning, and public facilities and services to these sites. Here the realistic development capacity for the planning period is determined. Quantified housing construction and rehabilitation objectives are identified for extremely-low, very-low, low-, moderate-, and above-moderate income households. An important conclusion of this chapter is that San Bruno has enough realistic development capacity to accommodate its RHNA without relying on a program to rezone sites. Nonetheless, a program to rezone some sites is still an integral part of this Housing Element because it ensures consistency between the General Plan, the Housing Element, and the Zoning Ordinance and provides for additional sites that go beyond the baseline RHNA need.

4.1 EXISTING LAND USE SUMMARY

San Bruno's gross acreage (all land uses including streets and roads) is approximately 3,600 acres. The majority (approximately 52 percent) of San Bruno's net land area (excluding streets and roads) is devoted to residential uses, with land used for single-family residences comprising the great majority (44 percent of total). Commercial and industrial/auto-related land uses make up approximately 8 percent and 2 percent of San Bruno's net land area, respectively. Of these, regional retail uses occupy the greatest area. Public and quasi-public land uses make up approximately 20 percent of the city's net land area. This public/quasi-public count is high due to several non-local government uses, including the Golden Gate National Cemetery and Marine Reserves Center. Parks and open space make up about 13 percent of the city's net land area. Around two percent of the city's net land area is vacant land and surface parking lots.

EXISTING RESIDENTIAL AREAS

The majority of San Bruno's land area consists of residential use, and neighborhoods are its most prominent feature. The city's older, eastern half (east of I-280) contains the greatest diversity of land uses and residential types. Streets in this relatively flat area are organized in a grid pattern that reflects their early 20th century roots. San Bruno's newer, western half is comprised primarily of single-family subdivisions, but also several large multifamily complexes. The curvilinear street pattern in this area, commonly used in post-1950 residential subdivisions, is adapted to the steep, hilly terrain.

Citywide, San Bruno's average residential density is 10.6 housing units per net acre. East of El Camino Real mixed single and multifamily neighborhoods average 16.3 housing units per net acre. Single-family neighborhoods between El Camino Real and I-280 average 10.5 housing units per net acre, with the notable exception of the Crossing development, which averages 50-60 units per acre. West of I-280 in lower-density hillside neighborhoods residential densities average 6.7 housing units per net acre. Aside from the Crossing, the other large multifamily complexes average 29.1 housing units per net acre.

SUMMARY OF 1999-2006 HOUSING PRODUCTION

Approximately 848 housing units were approved and/or constructed between 1999 and 2006. Table 4.1-1 summarizes these housing production achievements in San Bruno over the last Housing Element cycle. This table provides evidence of San Bruno's good faith effort to facilitate housing development for all economic levels within the city. Not only were the established RHNA needs accommodated, but in San Bruno most of the housing need was actually constructed. This was achieved despite delays in the update of the General Plan and Zoning Ordinance, neither of which was completed during the last Housing Element cycle. Regarding Government Code Section 65584.09, San Bruno is therefore under no obligation to rezone to accommodate unmet need.

Table 4.1-1: Summary of Housing Production under Last RHNA (1999-2006)

| Project Name/Address | APN | Approved | Status | Category | Units per Acre | Tenure (Renter v Owner) | Units by Household Income Category | | | | Total Units | Assistance Programs for Each Development | Deed Restricted Units | Units Affordable without Financial or Deed Restrictions |
|--|------------------------------|----------|---------------------|----------|----------------|-------------------------|------------------------------------|-----|----------|----------------|-------------|--|-----------------------|---|
| | | | | | | | Very Low | Low | Moderate | Above Moderate | | | | |
| 1999-2006 RHNA | | | | | | | 72 | 39 | 110 | 157 | 378 | | | |
| 2965-3007 Longview Ave (College Heights Phase 1) | Various (017-412-420 to 510) | 1997 | Completed 1999 | SFD | 8 | O | | | | | 10 | 10 | | |
| 539 Cherry Avenue | 020-232-060 | 1999 | Building Final 2000 | SFD | 8 | O | | | | | 1 | 1 | | |
| 552 Chestnut Avenue | 020-241-340 | 1999 | Building Final 1999 | SFD | 8 | O | | | | | 1 | 1 | | |
| 556 Chestnut Avenue | 020-241-350 | 1999 | Building Final 2000 | SFD | 8 | O | | | | | 1 | 1 | | |
| 123 Linden Avenue | 020-415-210 | 1999 | Building Final 2000 | SFD | 8 | O | | | | | 1 | 1 | | |
| 346-390 Goodwin Ave (College Heights Phase 2) | Various (017-412-020 to 110) | 1999 | Completed 2000 | SFD | 8 | O | | | | | 10 | 10 | | |
| 188-338 Goodwin Ave (College Heights Phase 3) | Various (017-412-120 to 310) | 2000 | Completed 2002 | SFD | 8 | O | | | | | 20 | 20 | | |

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|--|--|----------|---------------------|---------------------------------|----------------|-------------------------|------------------------------------|-----|----------|----------------|-------------|---|-----------------------|---|
| | | | | | | | Very Low | Low | Moderate | Above Moderate | | | | |
| Archstone I (Meridian at the Crossing) | 020-013-210 | 2002 | Completed 2005 | Multifamily Apartments | 60 | R | 60 | 0 | 240 | | 300 | State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold) | 60 | 240 moderate income |
| Marisol Subdivision | Various (017-541-010 to 330, and 017-542-010 to 820) | 2002 | Completed 2004 | SFD | 8 | O | | | | 115 | 115 | | | |
| 720 San Anselmo | 021-184-010 | 2003 | Building Final 2004 | SFD | 15 | O | | | | 1 | 1 | | | |
| 2841 Valleywood | 017-102-231 | 2003 | Building Final 2006 | 2nd unit | 8 | R | | 1 | | | 1 | | | |
| 469 Poplar | 020-274-070 | 2003 | Building Final 2004 | SFD - demo existing - build new | 8 | O | | | | | | | | |
| 3159 Moreland | 017-513-280 | 2004 | Building Final 2005 | SFD | 8 | O | | | | 1 | 1 | | | |
| 3169 Moreland | 017-513-290 | 2004 | Building Final 2006 | SFD | 8 | O | | | | 1 | 1 | | | |
| 3179 Moreland | 017-513-300 | 2004 | Building Final 2005 | SFD | 8 | O | | | | 1 | 1 | | | |
| 3199 Moreland | 017-513-320 | 2004 | Building Final 2008 | SFD | 8 | O | | | | 1 | 1 | | | |
| 465 Poplar | 020-274-080 | 2004 | In progress 2009 | SFD - demo existing - build new | 8 | O | | | | | | | | |

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|--|--------------------------|----------|---------------------|---------------------------------|----------------|-------------------------|------------------------------------|-----|----------|----------------|-------------|---|-----------------------|---|
| | | | | | | | Very Low | Low | Moderate | Above Moderate | | | | |
| | | | | SFD - demo existing - build new | 8 | O | | | | 1 | 1 | | | |
| 49 Atlantic | 014-267-280 | 2004 | Building Final 2007 | SFD - demo existing - build new | 8 | O | | | | 1 | 1 | | | |
| 180 San Luis | 021-164-200 | 2004 | Building Final 2004 | SFD - demo existing - build new | 15 | O | | | | 1 | 1 | | | |
| 165 Santa Clara | 021-184-101 | 2004 | Building Final 2004 | New townhome | 15 | O | | | | 1 | 1 | | | |
| Archstone II (Paragon at the Crossing) | 020-013-220 | 2005 | Completed 2007 | Multifamily Apartments | 60 | R | 37 | | 148 | | 185 | State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold) | 37 | 148 moderate income |
| Village at the Crossing | 020-010-790; 020-010-780 | 2005 | Completed 2007 | Senior Apartments | 120 | R | 41 | 187 | | | 228 | State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold) | 228 | |
| 511 Poplar | 020-254-120 | 2005 | Approved | 2nd unit | 8 | R | | 1 | | | 1 | | | 1 low income |
| 109 Florida | 020-375-310 | 2005 | Building Final 2005 | 2nd unit | 15 | R | | 1 | | | 1 | | | 1 low income |
| 441 Elm | 020-273-110 | 2005 | Approved | 2nd unit | 8 | R | | 1 | | | 1 | | | 1 low income |
| 3400 Fleetwood | 017-312-250 | 2005 | Building Final 2006 | 2nd unit | 8 | R | | 1 | | | 1 | | | 1 low income |

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|--|-------------|----------|---------------------|---------------------------------|----------------|-------------------------|------------------------------------|------|----------|----------------|-------------|--|-----------------------|--|
| | | | | | | | Very Low | Low | Moderate | Above Moderate | | | | |
| 1036 Jeverein | 020-252-160 | 2005 | Building Final 2006 | 2nd unit | 8 | R | | I | | | I | | | I low income |
| 470 Angus | 020-204-360 | 2005 | In progress 2009 | 2nd unit | 8 | R | | I | | | I | | | I low income |
| 229 Milton | 020-384-160 | 2005 | Building Final 2007 | SFD | 15 | O | | | | I | I | | | |
| 1318 Niles | 020-265-230 | 2005 | Building Final 2007 | SFD | 8 | O | | | | I | I | | | |
| 410 Chestnut | 020-264-240 | 2005 | Building Final 2006 | SFD - demo existing - build new | 8 | O | | | | I | I | | | |
| 3189 Moreland | 017-513-310 | 2005 | In progress 2008 | SFD | 8 | O | | | | I | I | | | |
| 373 Taylor | 020-372-070 | 2005 | Building Final 2008 | SFD - demo existing - build new | 15 | O | | | | | | | | |
| 1780 Claremont | 019-032-190 | 2007 | Building Final 2007 | 2nd unit | 8 | R | | I | | | I | | | I low income |
| 1999-2006 Quantified Objectives (from 2003 Housing Element; not the same as the RHNA) | | | | | | | 121 | 77 | 216 | 1,174 | 1,588 | | | |
| Total Units Created | | | | | | | 138 | 195 | 388 | 171 | 892 | | | |
| 1999-2006 RHNA | | | | | | | 72 | 39 | 110 | 157 | 378 | | | |
| 1999-2006 RHNA Remaining Need, by Income | | | | | | | -66 | -156 | -278 | -14 | -514 | | | |

Source: City of San Bruno, 2009.

ASSISTED HOUSING SUPPLY

As described in Chapter 2: Housing Needs Assessment, San Bruno has three assisted housing developments, all of which were built during the last Housing Element cycle (included within Table 4.1-1): Archstone I (Meridian), completed in 2005; Archstone II (Paragon), completed in 2007; and Village at the Crossing, also completed in 2007. All three projects are rental apartments; the two Archstone developments are for all household types and the Village at the Crossing is for senior households only. None of these assisted units are at risk of conversion during this Housing Element cycle.

San Bruno also has one housing development with affordable units that is currently closed for renovation and redevelopment—TreeTops Apartments. Treetops had 62 affordable units when it closed in 2007 (20 percent of the 308 units), and all 62 affordable units will be conserved when the project reopens. For a more detailed analysis of the risk of conversion, please see Chapter 2.

Program 3-C ensures maintenance of affordability requirements at new assisted housing developments; 55 years for assisted rental units and 45 years for assisted ownership units, after initial occupation and direct staff to annually reconcile the number of assisted units in the city to ensure that all available affordable units are filled by low-income families. **Program 3-D** commits to long-term affordability at TreeTops/Pacific Bay Vistas by conserving the original 62 units through 2017. **Program 3-D** also commits the City to efforts to conserve those affordable units for additional years if necessary to ensure access to the full term of the deed restriction.

4.2 HOUSING PRODUCTION UNDERWAY

ENTITLED AND UNDER CONSTRUCTION

Approximately 729 housing units are under construction or entitled in the city as of the start of this Housing Element cycle (June 30, 2006). This production underway is summarized in Table 4.2-1 below, and contributes toward meeting the new RHNA requirements. This pipeline housing production is expected to accommodate most of the low- and moderate-income need based on (a) subsidies, financing or other mechanisms that ensure affordability, (b) actual rents, or (c) actual sales prices. For projects approved but not yet built, the units are expected to be built within this Housing Element cycle and are expected to be affordable due to the density at which the housing is being developed (50 units per acre).

Table 4.2-1: Housing Production Underway for 2007-2014 RHNA

| Project Name/ Address | APN | Status | Category | Units per Acre | Tenure (Renter v Owner) | Units by Household Income Category | | | | Total Units | Assistance Programs for Each Development | Deed Restricted Units | Units Affordable without Financial or Deed Restrictions |
|---|----------------------------|-----------------------|---------------|----------------------|-------------------------------|------------------------------------|-----|----------|--------------------|----------------|--|-----------------------------|---|
| | | | | | | Very- low | Low | Moderate | Above- moderate | | | | |
| 2007-2014 RHNA | | | | | | | | | | | | | |
| Skycrest | 019-320-010 to 240 | Under Construction | Single Family | 9 | O | | | | 24 | | Developer pays inclusionary fees of \$43,167 per unit in lieu of providing affordable units. | | |
| SNK 1 | 020-013-230 | Under Construction | Multifamily | 50 | O | | 110 | 53 | | 163 | No deed restrictions. Using prices from Archstone I and II as a proxy, the City anticipates that all 1-br will be affordable to low- income households, and all 2-br apartments will be affordable to moderate-income households. All SNK I units are one or two bedrooms. | | |
| SNK 2 | 020-013-240 | Under Construction | Multifamily | 50 | R | | 63 | 104 | 20 | 187 | No deed restrictions. Using prices from Archstone I and II as a proxy, the City anticipates that all 1-br will be affordable to low- income households, and all 2-br apartments will be affordable to moderate-income households. RDA may purchase affordability covenants for some units. | | |
| Glenview Terrace | 019-042-150, 160 | Entitled | Single Family | 15 | O | | | | 16 | 16 | Developer will pay inclusionary fees of \$43,167 per unit in lieu of providing affordable units. | | |
| Merimont | 091-840-010 through 700 | Under Construction | Single Family | 7 | O | | | | 70 | 70 | Developer pays inclusionary fees of \$29,655 per unit in lieu of providing affordable units. | | |
| Pacific Bay Vistas (formerly TreeTops) | 017-061-280, 290 | Entitled | Multifamily | 38 | R | 90 | 20 | 40 | 52 | 202 | Section 8 Housing Vouchers Program | 62 | At 38 units to the acre, the City anticipates that even the non-deed restricted rental units will be affordable to very-low income households. |
| Cedar Grove | 020-042-160 | Entitled | Single Family | 8 | O | | | | 14 | 14 | Developer will pay inclusionary fees of \$29,655 per unit in lieu of providing affordable units. | | |

Table 4.2-1: Housing Production Underway for 2007-2014 RHNA

| Project Name/ Address | APN | Status | Category | Units Per Acre | Tenure (Renter v Owner) | Units by Household Income Category | | | | Total Units | Assistance Programs for Each Development | Deed Restricted Units | Units Affordable without Financial or Deed Restrictions |
|---|---|-------------|---------------|----------------------|-------------------------------|------------------------------------|------------|------------|--------------------|----------------|---|-----------------------------|--|
| | | | | | | Very- low | Low | Moderate | Above- moderate | | | | |
| 406-418 San Mateo Ave | 020-364-320, 020-364-120, 020-364-130, 020-364-140 | Entitled | Multifamily | 50 | O | | | 8 | 40 | 48 | Density bonus of 6 units | 8 | |
| Peace Church | 019-042-170 | Application | Single Family | | | | | | 5 | 5 | None anticipated | 0 | None |
| 2007-2014 Total Units Underway, by Income Category | | | | | | 90 | 193 | 205 | 241 | 729 | | | |
| 2007-2014 RHNA | | | | | | 222 | 160 | 188 | 403 | 973 | | | |
| 2007-2014 RHNA Remaining Need, by Income Category | | | | | | 132 | -33 | -17 | 162 | 244 | | | |

Source: City of San Bruno, 2009.

4.3 ADDITIONAL DEVELOPMENT POTENTIAL

As described in Chapter 3, San Bruno is located in an urbanized portion of San Mateo County and has no unconstrained vacant land on which new housing can be constructed. Nonetheless, this was also true during the last Housing Element cycle and the City demonstrated that affordable housing can and will be built in San Bruno despite a lack of vacant land. In fact, high land costs and a limited supply of vacant land constitute conditions ripe for more intensive, compact, infill redevelopment in line with the goals of the General Plan and this Housing Element. To address the requirements of Government Code Section 65583.2(g) regarding non-vacant sites, the following section provides the supporting rationale behind the additional affordable housing development potential City Staff have identified for 2007-2014, including development trends and recent and ongoing planning efforts.

THRIVING MARKET FOR MIXED USE WITH RESIDENTIAL

Successful Redevelopment of the Former U.S. Navy Site

The successful completion of Archstone I, Archstone II, and the Village at the Crossing on the former U.S. Navy Site is an important example of how San Bruno has been consistent in its message about affordable housing and mixed-use development in the city. Since the adoption of the Specific Plan and certification of the EIR for the site in 2000, the Crossing phases, mostly complete though some still underway, have occurred in line with City expectations and priorities for the provision of affordable housing. Importantly, these developments, particularly the Village at the Crossing, provide proof that reducing parking for senior units did not reduce desirability or convenience of the units.

Mixed Use Redevelopment Anchors Downtown

In January 2009, the City approved entitlements for the development of a three-story mixed-use commercial and residential building on an approximately one-acre site at the southern end of downtown San Bruno. The project will include demolition of four commercial properties, including a long-vacant theater building, and construction of approximately 14,500 square feet of commercial space at the ground level, 48 for-sale residential condominium units above, and a 152-space parking structure integrated in the ground level and one subterranean level. The approvals include a Zone Change, Vesting Tentative Map, Architectural Review Permit, Use Permit, and Density Bonus. The zoning amendment changed the zoning of one parcel from R-2 to CBD to be consistent with the rest of the development site, allowing a total of 42 units. The project was also approved for a density bonus of 15 percent (six units) based on providing 20 percent of the units as affordable to moderate-income households, for a total 48 units. State density bonus parking standards were also approved—one space for studio and one bedroom units and two spaces for two and three bedroom units. The applicant proposes to promote shared parking between the commercial and residential uses. This development is consistent with the updated General Plan and the overall goals of this Housing Element, and demonstrates that the market can provide affordable housing on small (one acre) mixed-use sites even with Ordinance 1284 in place.

PLANNING FOR HOUSING ALONG TRANSIT CORRIDORS

General Plan Goal and Policy Alignment

The identification of additional realistic future housing sites for San Bruno is based on the goals and policies in the recently adopted General Plan (LUD-A, LUD-B, and LUD-C) which promote, among other things:

- Residential development to increase walkability and transit use;
- Intensification of land uses around the San Bruno BART Station and planned San Bruno Avenue Caltrain Station; and
- The reuse and intensification with multi-use, transit-oriented development of El Camino Real, San Bruno Avenue, and San Mateo Avenue.

Updated General Plan Land Use Designations

The San Bruno 2025 General Plan re-designated three major commercial corridors in San Bruno to allow for a mix of commercial, office, and residential uses and so capitalize on the proximity of these corridors to BART and Caltrain. The new land use designations are described in detail in the Chapter 3 discussion of governmental constraints and resources. In line with General Plan goals, all of the new¹ housing opportunity sites identified in this Housing Element are located in these mixed-use transit corridors.

Zoning Consistency with General Plan and Default Density

The General Plan Update took the first big step toward accommodating the development of transit-accessible, affordable infill housing in San Bruno. As described above, each of the main transit corridors now carries a General Plan land use designation sufficient to build more than 30 dwelling units to the acre, which is in accordance with the default density² for the region established by the State, and up to 50 dwelling units to the acre in some areas with bonus for streetscape improvements and urban design amenities.³ Nonetheless, San Bruno recognizes that HCD does not consider a General Plan Land Use Designation alone sufficient for a default density claim, and hence this Housing Element does not rely on sites that require rezoning in order to meet the 2007-2014 RHNA. Rather, this Element meets the RHNA with existing zoned

¹ Former school sites were available during the last Housing Element cycle and remain available for this Housing Element, therefore they are not considered “new.”

² According to Government Code Section 65583.2(c)(3)(B), if a local government has adopted density standards that comply with the population based criteria defined in HCD’s AB 2348 Technical Assistance Paper (for San Bruno this is 30 dwelling units to the acre), no further analysis is required to establish the adequacy of the density standard to facilitate the development of housing affordable to lower-income households per Section 65583.2(c)(3)(A). While this Housing Element does not rely on the new General Plan designations to make a default density claim, this claim will apply to many opportunity sites in the future once the Zoning Ordinance is updated to match the General Plan.

³ Density bonus for affordable housing would be in addition to these densities.

sites, and then includes additional sites that, once rezoned, provide affordable housing development capacity beyond the RHNA.

The next step is amending the Zoning Ordinance to complete this shift in land use priorities. The process has already begun with the Downtown and Transit Corridors Plan, which is envisioned to be the overlay zoning tool for the transit corridors area, encompassing most of the new transit-oriented residential use opportunities in the city. This Plan is expected to be complete within a year of adoption of the Housing Element, and serve as the enforceable zoning code for these corridors. **Program 2-B** ensures the timely completion and implementation of the Transit Corridors Plan and Zoning Ordinance Update to ensure consistency with the density standards depicted in the General Plan.

REDEVELOPMENT PROJECT AREA

1999 San Bruno Redevelopment Plan

The San Bruno Redevelopment Plan is a long-range plan (project activities can take place over 30 years) that establishes programs designed to alleviate adverse physical and economic conditions in the project area and promote economic development. The Redevelopment Plan Project Area is depicted in Figure 4.3-1. The Redevelopment Plan can be viewed at the Community Development Department, the San Bruno Public Library, or downloaded from the City website as an Adobe Acrobat document. The major goals of the San Bruno Redevelopment Plan include:

- Improve physical and economic conditions throughout the Project Area.
- Revitalize and stimulate private investment in commercial areas.
- Conserve and enhance residential neighborhoods.
- Provide tax increment funds to finance redevelopment activities.
- Increase, improve, and preserve the supply of affordable housing.

Redevelopment and Affordability

In addition to the City's standard inclusionary housing requirements, virtually all proposed housing opportunity sites are subject to housing affordability requirements of the Redevelopment Project Area, as described below:

- At least 30 percent of all new and substantially rehabilitated housing units developed by the Agency shall be affordable to Very Low, Low, and Moderate income households;
- At least 15 percent of housing units developed by other public and private entities shall be affordable to Very Low, Low, or Moderate income households; and
- Of these, at least 40 percent (6 percent of total units) shall be affordable to Very Low income residents.

Residential Conservation Areas

The Redevelopment Plan established seven Residential Conservation Areas (RCAs), as shown in Figure 4.3-1. The RCAs are intended to preserve, protect, and enhance established residential districts. Eminent domain will not be used in these areas, and the Redevelopment Agency has no

plans to destroy or remove any residential units. The Redevelopment Plan includes programs and policies to preserve and enhance the quality of life in RCAs:

- Provide incentives for rehabilitating and improving housing;
- Improve public open space, infrastructure, and facilities that serve the Redevelopment Project Area's residents;
- Reduce traffic intrusion;
- Improve parks and recreational opportunities for youth;
- Improve streets and storm drainage; and
- Provide easier and safer access to major thoroughfares.

Residential Rehabilitation Program

The Residential Rehabilitation Program is designed to help low- and moderate-income homeowners living in the Redevelopment Project Area to repair and upgrade their homes. The Program is administered by the San Mateo Housing Department. Currently, the Agency is able to undertake only a limited number of rehabilitation projects because of funding constraints. The Program provides low interest loans and grants for housing repairs, including: 1) Emergency Repair Grants, 2) Emergency Repair Loans, and 3) Single Family Rehabilitation Loans. Eligible projects range from small-scale repairs and correcting City code violations to major rehabilitation projects. Information about rehabilitation loans is available on the City's website.

In 1999, approximately 80 housing units within the Redevelopment Project Area were identified as having the potential to be substantially rehabilitated. These sites are scattered throughout the Redevelopment Project Area, and are therefore not shown on a separate map. The Redevelopment Plan proposed that 50 housing units could undergo substantial rehabilitation between 2000 and 2006. However, in the last housing cycle only two rehabilitation loans were granted with RDA and CDBG funds through the County program, totaling approximately \$120,000 in RDA funds and assisting three very-low income units. The City is working with the County to encourage more, smaller rehabilitation projects in San Bruno and to improve public awareness of the program. The revised goal for rehabilitation projects for this housing cycle is 20 (15 low-income units and five very-low income units).

Per **Program 1-I**, the City continues to waive permit fees for rehabilitation projects administered under CDBG, San Mateo County or Redevelopment Agency programs, which helps to reduce the cost of these desirable rehabilitation projects for affordable housing. Consistent with these efforts, the updated General Plan includes a guiding policy to preserve neighborhood character and quality in the city's eastern neighborhoods through the RDA residential rehabilitation loan program, and two new policies that address the preservation, renovation, and rehabilitation of historic structures in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation during reuse and intensification within the city's older neighborhoods.

Residential Conservation Areas



4.4 OPPORTUNITY SITES AND REALISTIC CAPACITY

REALISTIC DEVELOPMENT

As described in Section 4.2, San Bruno has demonstrated success in setting and achieving regional housing needs targets. Recent development trends suggest that not only can San Bruno bring affordable housing online in a timely fashion, but in line with the City's long-range vision, new housing development is shifting toward transit corridors and toward more multi-family, condominium and rental opportunities (for example, the Crossing, and the Downtown Mixed Use Project approved in January 2009). Furthermore, as described in Section 4.3, the recent adoption of the San Bruno 2025 General Plan and community involvement in the preparation of the Downtown and Transit Corridors Plan suggests that there is widespread buy-in for the redesign of the city's major corridors into mixed-use, transit-oriented development. The housing opportunity sites described in this section build on this momentum.

SITES

Under the land uses designated in the San Bruno 2025 General Plan (described in Section 4.3), many acres of commercial land in San Bruno are newly eligible to be redeveloped with mixed uses including housing at or above metropolitan regional default densities. **Program 2-A** explains that in the interim before the Zoning Ordinance is updated, the City will in practice enforce the new General Plan land uses and densities rather than the old zoning designations.

However, for the purposes of specificity in this Housing Element, the City has identified a specific set of housing opportunity sites within the transit corridors, as well as the potential reuse of some former school sites, all of which are especially appropriate and likely for redevelopment over the period of this Housing Element cycle. Figure 4.4-1 and Table 4.4-1 illustrate and list by parcel the specific opportunity sites identified for development or redevelopment of mixed-use or residential projects. These sites allow for the development of a wide variety of housing by right, including single-family, duplex, multifamily ownership and rental, factory-built or other manufactured housing, transitional housing, supportive housing, senior housing, and more. The table indicates both the maximum and realistic development capacity of each parcel, as well as the connections to existing city infrastructure and services. The table also describes the existing uses on each site. Most of the sites are occupied by very low-value or transitional uses such as vacant buildings or lots, parking lots, and used-car or used-goods dealers, making all of the sites particularly attractive targets for redevelopment in the near-term. None of the sites are residential uses, thus redevelopment poses no risk of displacing households. **Program 2-E** specifically states the City will support and facilitate the redevelopment of the identified housing opportunity sites for future expansion of the city's housing stock to address a variety of housing needs.

The calculations used to estimate realistic development capacity assume complete redevelopment of each site at densities somewhat lower than the maximum permitted on the sites under the General Plan. These estimates take into account the density of recent development proposals for similar sites (such as the approved proposal for the one-acre downtown site described earlier in this chapter). On these sites, there is reasonable potential for as many as 920 units to be constructed during this Housing Element cycle.

DEFAULT DENSITY

A specific subset of the identified housing opportunity sites are subject to the default density argument encompassed in Government Code Section 65583.2(c)(3)(B) (described earlier on page 4-11). These sites appear in Table 4.4-1 as designated in both the General Plan and the Zoning Ordinance with Downtown/Central Business District (CBD). This zoning designation allows for greater than 30 units to the acre and thus this Element assumes those units (116 in all) to be affordable at all income levels. The result is that housing production underway, combined with these CBD sites and second units, provides for all of the affordable RHNA need during this cycle.

HOUSING OPPORTUNITIES ON FORMER SCHOOL SITES

Former school sites available for residential reuse within San Bruno include Crestmoor High School, Edgemont School, and Willard Engvall School. While these former school sites are not considered “affordable”, they are carried over from the last cycle because they were unused at that time and continue to represent opportunities for redevelopment in line with existing neighborhood character. The former school sites require no zoning changes prior to redevelopment with residential use. The realistic development capacity of these sites is 6 units to the acre because they are designated Low Density Residential under the General Plan and Zoning (a maximum of 8 units to the acre). The quantified objectives for these sites assumes provision of 15 percent affordable housing per **Program 6-A** and existing City Ordinance. The City anticipates that these affordable single family units will likely fall under the moderate-income category. **Program 2-D** describes the City’s role in monitoring and facilitating the School District’s redevelopment of these sites with both affordable and market-rate housing, and reminds City Staff to align the redevelopment program for the Crestmoor site with the General Plan policy to conserve open space on the site for community use.

SECOND UNITS

As described in Chapter 3, San Bruno has a second dwelling unit ordinance pursuant to California Government Code Section 65852.2. The second unit ordinance implements AB 1866 to set standards for the development of second dwelling units so as to increase the supply of smaller and affordable housing while ensuring that they remain compatible with existing neighborhoods. Over the last Housing Element cycle, the City was successful in legalizing 30 second units constructed prior to June 30, 1977, and has been able to accomplish life safety and building code upgrades. Based on this record, and anticipation of higher than average demand for second unit legalization in a difficult housing market and economy, the City anticipates continued legalization and construction of second units at a rate of at least four units per year during this housing cycle. New **Program 1-C** also ensures that the City will develop an expanded legalization process to address second units constructed between 1977 and 2003.

EMERGENCY SHELTER ZONE

As discussed in Chapter 2, San Bruno has an identified need for a zone that permits emergency shelters by right and can accommodate 32 beds. The City identified the two blocks north of San Bruno Avenue on the east side of El Camino Real as appropriate for the purpose because it is within the transit corridor that will be rezoned TOD in accordance with the new General Plan, it is easy walking distance to BART, Caltrain, and other services, it is large enough to accommodate the necessary number of beds, and the existing uses are old structures and underutilized. **Program 6-D** designates an Emergency Shelter Overlay Zone (indicated on Figure 4.4-1) for this area.

Figure 4.4-1
Housing Opportunity Sites
and Production Underway

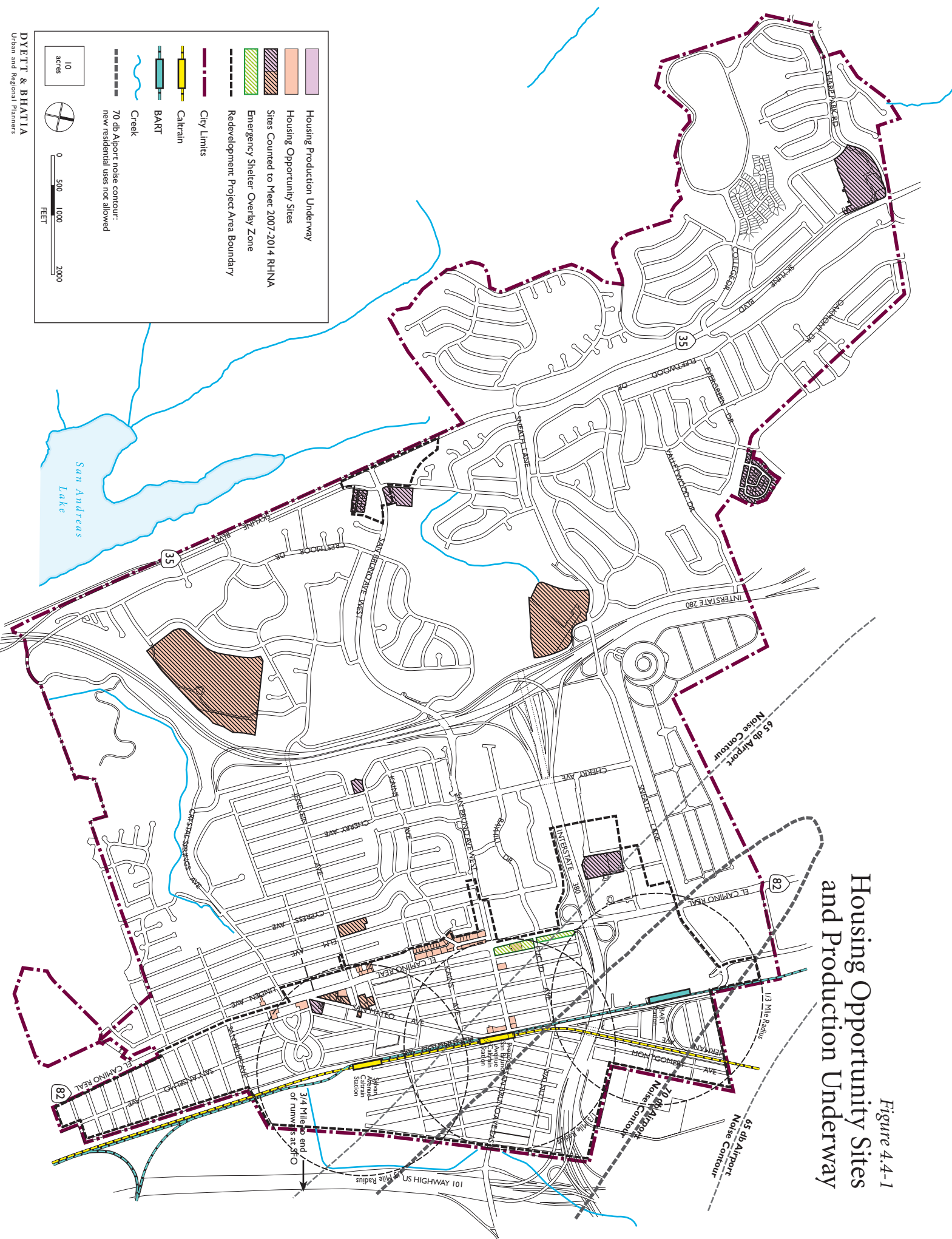


Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

| Map ID | APN | Address | Description of Current Use | General Plan Land Use (new) | Zoning Designation (old) | Parcel Size (acres) | Maximum Units per Acre (GP Land Use) ¹ | Realistic Unit Capacity ² | Infrastructure Capacity | Opportunities or Constraints? |
|--------|-----------|----------------------|---|-----------------------------|--------------------------|---------------------|---|--------------------------------------|--------------------------------|---|
| 1 | 020116310 | 850 El Camino Real | Budget Motel | TOD | C | 0.62 | 50 | 25 | Yes; infill with City services | Old and deteriorated (1950's) construction |
| 2 | 020111150 | 104 San Bruno Ave W | Vacant lot | TOD | C | 0.17 | 50 | 7 | Yes; infill with City services | Vacant; 2 parcels provide opportunity to consolidate into a .48-acre project. |
| 2 | 020111160 | 170 San Bruno Ave W | Vacant lot | TOD | C | 0.29 | 50 | 12 | Yes; infill with City services | |
| 3 | 020115360 | 504 San Bruno Ave W | Vacant market | TOD | C | 0.34 | 50 | 14 | Yes; infill with City services | Vacant |
| 4 | 020121360 | 111 San Bruno Ave W | Vacant bank | CBD | C | 0.41 | None; Max. FAR 3.0 for all uses | 20 | Yes; infill with City services | Vacant |
| 5 | 020371400 | 398 El Camino Real | San Bruno Cable TV | CBD | C | 0.56 | None; Max. FAR 3.0 for all uses | 27 | Yes; infill with City services | City-owned |
| 6 | 020362210 | El Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | C/CBD | 0.28 | None; Max. FAR 3.0 for all uses | 14 | Yes; infill with City services | 8 parcels provide opportunity to consolidate into a 1.63-acre project; |
| 6 | 020362240 | El Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | C/CBD | 0.34 | None; Max. FAR 3.0 for all uses | 16 | Yes; infill with City services | |

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

| Map ID | APN | Address | Description of Current Use | General Plan Land Use (new) | Zoning Designation (old) | Parcel Size (acres) | Maximum Units per Acre (GP Land Use) ¹ | Realistic Unit Capacity ² | Infrastructure Capacity | Opportunities or Constraints? |
|---|-----------|----------------------|---|-----------------------------|--------------------------|---------------------|---|--------------------------------------|--------------------------------|-------------------------------|
| 6 | 020362190 | EI Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | C | 0.06 | None; Max. FAR 3.0 for all uses | 3 | Yes; infill with City services | |
| 6 | 020362230 | EI Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | C | 0.38 | None; Max. FAR 3.0 for all uses | 18 | Yes; infill with City services | |
| 6 | 020362200 | EI Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | CBD | 0.32 | None; Max. FAR 3.0 for all uses | 15 | Yes; infill with City services | |
| 6 | 020362050 | EI Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | CBD | 0.09 | 50 None; Max. FAR 3.0 for all uses | 4 | Yes; infill with City services | |
| 6 | 020362060 | EI Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | CBD | 0.09 | None; Max. FAR 3.0 for all uses | 4 | Yes; infill with City services | |
| 6 | 020362070 | EI Camino Real/San M | Triangle (gas station, used car lot, nail salon, furniture store, other small uses) | CBD | CBD | 0.08 | None; Max. FAR 3.0 for all uses | 4 | Yes; infill with City services | |
| 7 | 020361230 | 475 San Mateo Ave | Citibank | CBD | CBD | 0.13 | None; Max. FAR 3.0 for all uses | 6 | Yes; infill with City services | |
| 3 parcels, one of which is City property, | | | | | | | | | | |

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

| Map ID | APN | Address | Description of Current Use | General Plan Land Use (new) | Zoning Designation (old) | Parcel Size (acres) | Maximum Units per Acre (GP Land Use) ¹ | Realistic Unit Capacity ² | Infrastructure Capacity | Opportunities or Constraints? |
|--------|-----------|--------------------|----------------------------|-----------------------------|--------------------------|---------------------|---|--------------------------------------|--------------------------------|--|
| 7 | 020361240 | 475 San Mateo Ave | Citibank Parking Lot | CBD | CBD | 0.56 | None; Max. FAR 3.0 for all uses | 27 | Yes; infill with City services | provide opportunity to consolidate into a 1.08-acre project |
| 7 | 020361070 | 501 Sylvan Ave | City Parking Lot | CBD | CBD | 0.39 | None; Max. FAR 3.0 for all uses | 19 | Yes; infill with City services | |
| 8 | 020363160 | 470 San Mateo Ave | Temporary park | CBD | CBD | 0.15 | None; Max. FAR 3.0 for all uses 0 | 7 | Yes; infill with City services | Vacant parcel |
| 9 | 020256130 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.11 | None; Max. FAR 3.0 for all uses | 6 | Yes; infill with City services | 10 parcels provide opportunity to consolidate into a .82-acre project. |
| 10 | 020256140 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.11 | None; Max. FAR 3.0 for all uses | 6 | Yes; infill with City services | |
| 10 | 020256160 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.06 | None; Max. FAR 3.0 for all uses | 3 | Yes; infill with City services | |
| 10 | 020256170 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.06 | None; Max. FAR 3.0 for all uses | 3 | Yes; infill with City services | |
| 10 | 020256180 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.06 | None; Max. FAR 3.0 for all uses | 3 | Yes; infill with City services | |
| 10 | 020256190 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.06 | None; Max. FAR 3.0 for all uses | 3 | Yes; infill with City services | |
| 10 | 020256250 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.04 | None; Max. FAR 3.0 for all uses | 2 | Yes; infill with City services | |
| 10 | 020256260 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.11 | None; Max. FAR 3.0 for all uses | 5 | Yes; infill with City services | |

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

| Map ID | APN | Address | Description of Current Use | General Plan Land Use (new) | Zoning Designation (old) | Parcel Size (acres) | Maximum Units per Acre (GP Land Use) ¹ | Realistic Unit Capacity ² | Infrastructure Capacity | Opportunities or Constraints? |
|--------|-----------|--------------------|---|-----------------------------|--------------------------|---------------------|---|--------------------------------------|--------------------------------|---|
| 10 | 020256270 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.14 | None; Max. FAR 3.0 for all uses | 7 | Yes; infill with City services | |
| 10 | 020256280 | 529 El Camino Real | Mike's Used Cars | CBD | CN | 0.07 | None; Max. FAR 3.0 for all uses | 4 | Yes; infill with City services | |
| 11 | 020371470 | 300 El Camino Real | Salvation Army | MU-RF | C | 0.42 | 50 | 17 | Yes; infill with City services | Vacant |
| 12 | 020406870 | 271 El Camino Real | Vacant (Formerly Lee's Buffet) | MU-RF | CN | 0.30 | 50 | 12 | Yes; infill with City services | |
| 13 | 020075110 | 799 El Camino Real | Camino Plaza (low-density, lower value commercial uses with interspersed surface parking) | TOD | C | 0.18 | 50 | 7 | Yes; infill with City services | 23 parcels, most of which are same owner, provide the opportunity to consolidate into a 4-acre project. |
| 13 | 020075100 | El Camino Real | | TOD | C | 0.19 | 50 | 8 | Yes; infill with City services | |
| 13 | 020075090 | 715 El Camino Real | | TOD | C | 0.19 | 50 | 8 | Yes; infill with City services | |
| 13 | 020075080 | El Camino Real | | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 13 | 020072320 | 751 San Bruno Ave | | TOD | C | 0.29 | 50 | 12 | Yes; infill with City services | |
| 13 | 020072030 | 751 Camino Plaza | | TOD | C | 0.31 | 50 | 13 | Yes; infill with City services | |
| 13 | 020072040 | Camino Plaza | | TOD | C | 0.11 | 50 | 4 | Yes; infill with City services | |
| 13 | 020072050 | 721 Camino Plaza | | TOD | C | 0.12 | 50 | 5 | Yes; infill with City services | |
| 13 | 020072060 | 711 Camino Plaza | | TOD | C | 0.11 | 50 | 4 | Yes; infill with City services | |
| 13 | 020072070 | 730-738 Kains Ave | | TOD | C | 0.21 | 50 | 8 | Yes; infill with City services | |
| 13 | 020072310 | 750 Kains Ave | | TOD | C | 0.25 | 50 | 10 | Yes; infill with City services | |

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

| Map ID | APN | Address | Description of Current Use | General Plan Land Use (new) | Zoning Designation (old) | Parcel Size (acres) | Maximum Units per Acre (GP Land Use) ¹ | Realistic Unit Capacity ² | Infrastructure Capacity | Opportunities or Constraints? |
|--------|-----------|--------------------|----------------------------|-----------------------------|--------------------------|---------------------|---|--------------------------------------|--------------------------------|---|
| 13 | 020076260 | 711 Kains Ave | | TOD | C | 0.23 | 50 | 9 | Yes; infill with City services | |
| 13 | 020076250 | 675 El Camino Real | | TOD | C | 0.11 | 50 | 4 | Yes; infill with City services | |
| 13 | 020076220 | 655 El Camino Real | | TOD | C | 0.25 | 50 | 10 | Yes; infill with City services | |
| 13 | 020076230 | 643 El Camino Real | | TOD | C | 0.35 | 50 | 14 | Yes; infill with City services | |
| 13 | 020076240 | 601 El Camino Real | | TOD | C | 0.23 | 50 | 9 | Yes; infill with City services | |
| 13 | 020076160 | 751 Kains Ave | | TOD | C | 0.10 | 50 | 4 | Yes; infill with City services | |
| 13 | 020076200 | Linden Ave | | TOD | C | 0.20 | 50 | 8 | Yes; infill with City services | |
| 13 | 020076130 | Linden Ave | | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 13 | 020076120 | Linden Ave | | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 13 | 020076110 | Linden Ave | | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 13 | 020076100 | Linden Ave | | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 13 | 020076090 | Linden Ave | | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 14 | 020096050 | 601 El Camino Real | Old vacant Ford Dealer | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | 5 parcels provide opportunity to consolidate into a 1-acre project. |
| 14 | 020096060 | 601 El Camino Real | Old vacant Ford Dealer | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 14 | 020096070 | 601 El Camino Real | Old vacant Ford Dealer | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |
| 14 | 020096080 | 601 El Camino Real | Old vacant Ford Dealer | TOD | C | 0.09 | 50 | 4 | Yes; infill with City services | |

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

| Map ID | APN | Address | Description of Current Use | General Plan Land Use (new) | Zoning Designation (old) | Parcel Size (acres) | Maximum Units per Acre (GP Land Use) ¹ | Realistic Unit Capacity ² | Infrastructure Capacity | Opportunities or Constraints? |
|--------------|-----------|---------------------------|----------------------------|-----------------------------|--------------------------|---------------------|---|--------------------------------------|--------------------------------|-------------------------------|
| 14 | 020096090 | 601 El Camino Real 761 | Old vacant Ford Dealer | TOD | C | 0.46 | 50 | 18 | Yes, infill with City services | |
| 15 | 020121350 | Huntington Ave | Strip retail | CBD | C | 0.24 | 50 | 12 | Yes; infill with City services | |
| 16 | 019270270 | Sneath Ln and Engvall Rd | Old Engvall School Site | LDR | R1 | 10.01 | 8 | 60 | Yes, infill with City services | Consolidation Opp. |
| 16 | 019270260 | Sneath Ln and Engvall Rd | Old Engvall School Site | LDR | R1 | 11.11 | 8 | 67 | Yes, infill with City services | |
| 17 | 019170130 | 250 Courtland Dr | Old Crestmoor School Site | LDR | U | 4.28 | 8 | 26 | Yes; infill with City services | Consolidation Opp. |
| 17 | 019170020 | 250 Courtland Dr | Old Crestmoor School Site | LDR | R1 | 40.21 | 8 | 241 | Yes; infill with City services | |
| 18 | 020253050 | 500 Acacia Ave | Old Edgemont School Site | LDR | R1 | 2.18 | 8 | 13 | Yes, infill with City services | |
| Total | | | | | | 79.64 | | 920 | | |

1. Exclusive of state-mandated affordable housing density bonus which would further increase the achievable maximum units per acre.

2. Assumes average densities of 48 units per acre for CBD, 40 units per acre for TOD, 40 units per acre for MU-RF, and six units per acre for LDR. Assumptions based on average units per acre consistent with General Plan and precedent developments.

Source: Dyett & Bhatia, City of San Bruno, 2009.

4.5 QUANTIFIED OBJECTIVES

The quantified objectives in Table 4.5-1 establish the maximum number of housing units by income category expected to be developed or rehabilitated during this Housing Element cycle (described in detail in sections 4.2 through 4.4). Recently completed, underway, or entitled (column 3), the redevelopment of specific opportunity sites (columns 4-8), construction and legalization of second units (column 9), and rehabilitation of existing units (column 10) constitute almost 1,700 new housing opportunities. The table shows that pipeline construction alone accommodates all of the low- and moderate-income need in this period. Add in the CBD opportunity sites with existing zoning that allows for default densities (116 of the 235 units), and second units (20), and the remaining very-low and extremely-low income need is met without relying on either rehabilitated units or programs to rezone. More assumptions about the distribution of units by affordability category are provided in the detailed footnotes to this table.

Table 4.5-1: Summary of Quantified Housing Objectives, San Bruno 2007-2014

| Income Category | 2007-2014 RHNA ¹ | Recently Completed and Pipeline Construction ² | Central Business District/ Downtown Mixed Use ³ | Transit- Oriented Development ⁴ | Multi-Use Residential Focus ⁴ | Former School Sites ⁵ | Second Units ⁶ | Rehabilitation ⁷ | Total Quantified Objectives | Surplus Above RHNA |
|-----------------|--------------------------------|--|---|--|--|--|------------------------------|-----------------------------|-----------------------------------|--------------------------|
| Extremely-low | 111 | | 111 | 31 | 3 | | | | 145 | 34 |
| Very-low | 111 | 90 | 62 | 31 | 4 | | 20 | 5 | 212 | 101 |
| Low | 160 | 193 | 62 | 62 | 7 | | | 15 | 340 | 180 |
| Moderate | 188 | 205 | 0 | 62 | 7 | 61 | | | 336 | 148 |
| Above-moderate | 403 | 241 | 0 | 62 | 7 | 346 | | | 656 | 253 |
| Total | 973 | 729 | 235 | 249 | 29 | 407 | 20 | 20 | 1,689 | 716 |

- For purposes of this analysis, the very-low income RHNA allocation is divided in half and 50 percent of that need is attributed to extremely-low income households.
- Housing developed, under construction, or approved between June 2006 and June 2009. Assumes conservation of 62 affordable housing units in the TreeTops Apartments site upon redevelopment under the new project name Pacific Bay Vistas. These conserved units are not listed separately.
- Based on 48 du/acre, a realistic residential development capacity of identified opportunity sites designated CBD/Downtown Mixed Use in the updated General Plan as demonstrated by recent development approval. For many sites the General Plan designation is consistent with the existing Zoning, and both permit higher than the default density for San Bruno (30 du/acre). For those parcels (116 units capacity in all), projected units are considered affordable to satisfy the RHNA without relying on programs.
- Based on 40 du/acre, a realistic residential development capacity of identified opportunity sites designated TOD or MU-RF in the updated General Plan.
- Assumes 15 percent affordable per Housing Element Action 6-A and existing City Ordinance. Single-family units are assumed to be affordable at the moderate-income level.
- Assumes construction and/or legalization of second units at a rate of 4 per year (see page 4-15 for details). Second units are assumed to qualify for the very-low income category.
- At least 30 percent of substantially rehabilitated housing units developed by the Agency must be affordable to very-low, low-, or moderate-incomes. However, the two rehabilitation projects from the last cycle were both for very-low income units, so we distribute projected rehab units across very-low and low-incomes. (see page 4-12 for details).

Source: City of San Bruno Community Development Department; City of San Bruno Redevelopment Agency; Dyett & Bhatia, 2009.

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